



RONNEY FARMHOUSE



FINAL DRAFT NOVEMBER 11, 2022

ACKNOWLEDGEMENTS

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IMAGE CREDITS

Current-day (2020) photographs provided by Mundus Bishop, RATIO, JVA, and PaleoWest. Historic photographs (pre-2020) provided by the City of Boulder and from online archives at the Carnegie Branch Library for Local History and Boulder Historical Society Collection, unless otherwise noted.

STATEMENT

The report documents the history, significance, integrity and existing condition and provides treatment guidance for the resource. It does not evaluate for listing in the National Register of Historic Places. If the resource has been previously listed or evaluated it is referenced and footnoted.



This project is / was paid for in part by a History Colorado State Historical Fund grant. The content and opinions contained herein do not necessarily reflect the views or policies of History Colorado.

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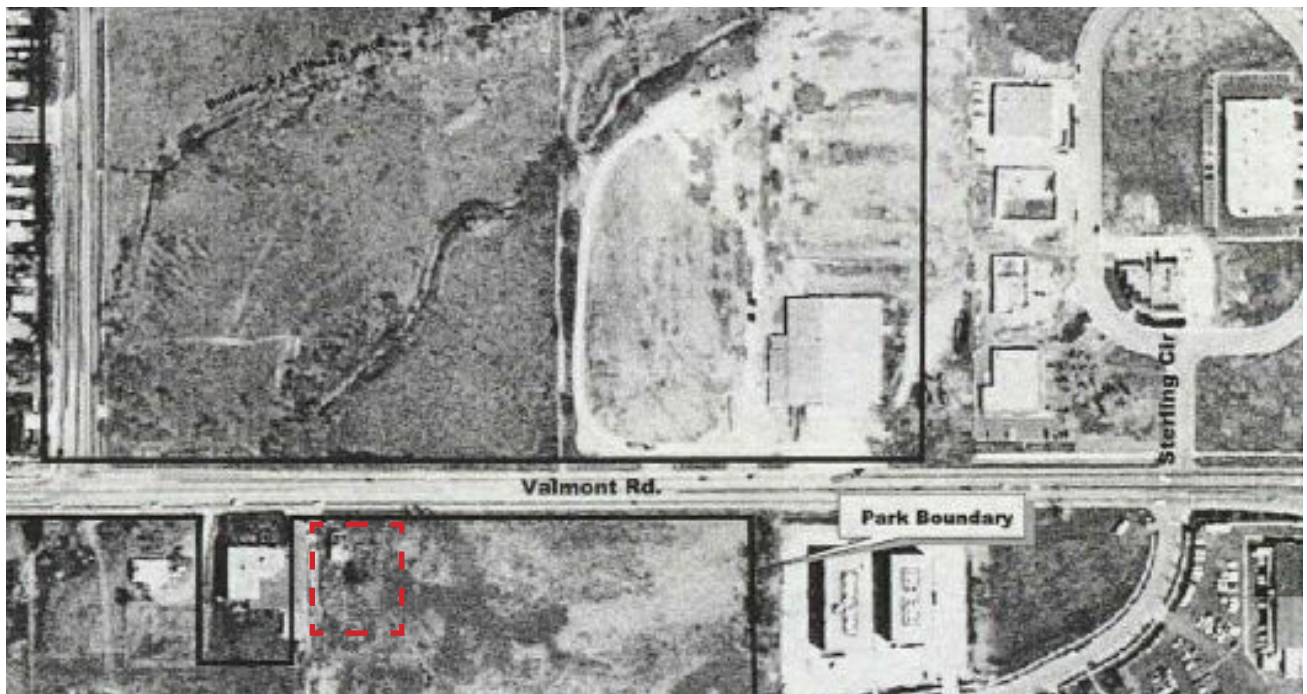


Figure 1-1. Roney Farmhouse located in the Valmont Community, 1999 (source: Memorandum for 5227 Valmont Road)

COMMON TERMINOLOGY

State/National Register Terminology^{1 2}

Area of Significance - an aspect of historic development in which a property made contributions for which it meets the National Register criteria, such as architecture, entertainment or recreation.

Character-Defining Features - the elements that account for the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

Compatible Feature - a prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character. Land use patterns, vegetation, furnishings, decorative details and materials may be such features.

Contributing Resource - a building, site, structure, object, or feature adding to the significance of a property.

Designation Boundary - the boundary defined by the Landmarks Board and City Council that encompasses a historic property. This boundary represents a physical area in which any future alterations have historic preservation review associated with them.

Eligibility - ability of a property to meet the State/National Register criteria.

Evaluation Criteria - the established criteria for evaluating the eligibility of properties for inclusion in the State/National Register of Historic Places.

Historic Context - information about historic properties based on a shared theme, specific time period and geographical area.

Landscape Characteristics - the tangible and intangible aspects of a landscape from a historic period; these aspects individually and collectively give a space its historic character and aid in understanding its historical importance.

Local Landmark - a local area or building that has been determined to have a special character and historic, architectural, or aesthetic or value to the city.

Period of Significance - the span of time in which a property attained the significance for which it meets the State and/or National Register criteria, and/or Local Landmarks criteria.

Property Type - a grouping of properties defined by common physical and associative attributes.

Integrity³

Integrity is the ability of a property to convey its significance. It is assessed to determine if the characteristics that shaped the property during the period of significance are present as they were historically.

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

1 US Department of the Interior, National Park Service, *How to Complete the National Registration Bulletin* (Washington DC: National Park Service Cultural Resources, 1997), Appendix IV.

2 US Department of the Interior, National Park Service, *The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington DC: Cultural Resource Stewardship and Partnerships, 1996).

3 Ibid.

PROPERTY OVERVIEW

Property Name: Roney Farmhouse
Location: Valmont City Park
Property Address: 5172 Valmont Road, Boulder, Colorado 80302
Latitude/Longitude: 40.0290 / -105.2329
Legal Property Description: TR 1655 & TR 1655 C & TR 1655 D 28-1N-70 LESS 0.11 ACS M/L TO Boulder County Rec 478346 Total 16.00 ACS M/L See ID 29943 1983/ OWNER
Parcel Tag: 146328000004
Acreage / Square Footage: NA
Date of Construction: 1910
Designer(s): Unknown

DESIGNATION, ELIGIBILITY, & CLASSIFICATION SUMMARY

Current Designation Level		Ordinance & Listing Information	
<input checked="" type="checkbox"/> Local Landmark		City of Boulder	
<input type="checkbox"/> State Register of Historic Properties (SRHP)		Local Landmark No:	<u>99-2</u>
<input type="checkbox"/> National Register of Historic Properties (NRHP)		Ordinance No:	<u>7017</u>
		Ordinance Date:	<u>November 09, 1999</u>
		State ID:	<u>5BL13979</u>
		National Historic Landmark No:	<u> </u>
State & National Register Eligibility		Areas of Significance	
State Register of Historic Properties	National Register of Historic Properties	<u>Agriculture</u>	
<input type="checkbox"/> Determined Eligible	<input type="checkbox"/> Determined Eligible	<u>Architecture</u>	
<input type="checkbox"/> Delisted	<input type="checkbox"/> Delisted	<u>Transportation</u>	
Recommended Period of Significance		Property Integrity: Aspects	
Date Range: <u>1911</u> to <u>1968</u>		<input checked="" type="checkbox"/> Location	
Property Types		<input checked="" type="checkbox"/> Workmanship	
<input type="checkbox"/> District(s)	<input type="checkbox"/> Structure(s)	<input type="checkbox"/> Setting	<input checked="" type="checkbox"/> Feeling
<input checked="" type="checkbox"/> Sites(s)	<input type="checkbox"/> Object(s)	<input checked="" type="checkbox"/> Design	<input checked="" type="checkbox"/> Association
<input checked="" type="checkbox"/> Buildings(s)	<input type="checkbox"/> Feature(s)	<input checked="" type="checkbox"/> Materials	
Individual Character-Defining Features of Property Types		NRHP Evaluation Criteria	
District(s)	Structure(s)	<input type="checkbox"/> Criteria A: The property is associated with event that have made a significant contribution to the broad patterns of our history	
<u> </u>	<u> </u>	<input type="checkbox"/> Criteria B: The property is associated with the lives of persons significant in our past	
<u> </u>	<u> </u>	<input type="checkbox"/> Criteria C: The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction	
Site(s)	Object(s)	<input type="checkbox"/> Criteria D: The property has yielded, or may be likely to yield, information important in prehistory or history	
<u>Valmont City Park</u>	<u> </u>		
<u> </u>	<u> </u>		
Building(s)	Feature(s)		
<u>Roney Farmhouse</u>	<u> </u>		
<u> </u>	<u> </u>		

DESIGNATION BOUNDARY

Roney Farmhouse is located in its original location on Valmont Road. The designated boundary includes Roney Farmhouse and its immediate surroundings, which include circulation to the farmhouse and original vegetation.



Figure 1-2. Roney Farmhouse along Valmont Road, 2021 (source: Google Earth)

HISTORY & SIGNIFICANCE

Historic Context

Statement of Context

Roney Farmhouse is historically significant for its role in the agricultural development history of the Valmont Community, and architecturally significant as an intact example of an early 20th century farmhouse as reflected in its vernacular hipped-box design, simple wood-framed construction, and prominent front porch.⁴ The farmhouse remains in its original location, set back from Valmont Road by approximately 30 feet.⁵ Roney Farmhouse is the only historic farmhouse in the Valmont community, making it a unique piece of history to the Valmont Community and the City of Boulder.

Background History

The property was homesteaded by Joseph D. Fowler in 1865, although little is known about Fowler or his lifestyle. The property remained undeveloped until the late 1890s when the Inland Oil and Refining Company purchased the property and built an oil refinery, (that has since been demolished), located south of the farmhouse. James Roney moved to Boulder from Kansas in the early 1880s and found work as a sawmill laborer. In 1887 Roney married Mabel Copes and together they had four children: Roy, Curtis, John, and Robert. In the early 1900s, James Roney moved his family from Ward to the Valmont community and began leasing approximately 36 acres from the Inland Oil and Refining Company. In 1910 Roney built the farmhouse on the northern edge of this property, fronting Valmont Road. Roney built several outbuildings and established a dairy and poultry farm that the family operated until the 1960s. All structures of which have since been demolished. Roney bought the 36-acre farm outright in 1915. James Roney also served as undersheriff for Boulder County starting in 1918.⁶

James' son, Robert, grew up on the family farm where he helped his father raise dairy cows and poultry. In 1927 he married Boulder native Ruby Sellers, the great-granddaughter of Boulder pioneer James King. Robert and Ruby Roney lived in the farmhouse from 1927 until the late 1960s. In addition to farming Robert and Ruby worked for the Post Office, delivering mail to several mountain communities. In 1939 the Roney's helped establish the Pow Wow Rodeo (then the third-largest rodeo in the country). Robert Roney died in 1968, after which his wife moved to Niwot and later passed away in 1992.⁷ The Roney family sold the farm in 1972 to Kenneth C. Schneider who eventually sold the property to the City of Boulder Parks and Recreation Department in the 1990s.⁸

Definition of the Context

Roney Farmhouse and its setting are associated with the themes of Architecture and Agricultural Development. Roney Farmhouse is an intact example of early 20th century vernacular farmhouse construction. Its associations with the Roney Family played a valuable role in the development of the Valmont community and agriculture within the City of Boulder. Roney Farmhouse is situated among four of east Boulder's most historically important land features: Valmont Road, the North Boulder Farmers Ditch, the Boulder and Left Hand Ditch, and the Denver and Boulder Valley Railroad.

Development of the Theme or Area of Significance

Roney Farmhouse is located in east Boulder in an area known as the Valmont community. The Valmont community was founded in 1860 by a group of former miners seeking their fortunes in agriculture. The town of Valmont, plotted in 1865, started as a farming community. For a brief period in the 1860s, Valmont's population actually surpassed that of Boulder. Roney Farmhouse is significant for its relationship to three key land features in east Boulder: North Boulder Farmers Ditch, Boulder and Left Hand Ditch, and Denver and Boulder Valley Railroad.⁹ The water supply was supplemented in 1873 with the construction of the Boulder and Left Hand Ditch, which runs nearly parallel to the Farmers Ditch north of Roney Farmhouse. Roney Farmhouse property was served by an irrigation canal, called the Young Ditch, which drew water from the Farmers Ditch.¹⁰

4 Holthouser, Neil and Ruth McHeyser. Memorandum for 5172 Valmont Road, 4.

5 Ibid., 3.

6 Ibid., 2.

7 Ibid., 3.

8 East Boulder Working Group. East Boulder Inventory and Analysis Report, Boulder (Colo.) Office of Arts and Culture, 7.

9 Holthouser, Neil and Ruth McHeyser. Memorandum for 5172 Valmont Road, 3.

10 Holthouser, Neil and Ruth McHeyser. Memorandum for 5172 Valmont Road, 3.

Roney Farm was bounded to the south by the Denver and Boulder Valley Railroad, which was also built in 1873 and later acquired by Union Pacific. The railroad was the first to connect Boulder and Denver by train and played an important role in the transport of agricultural products from Valmont to Boulder. 8 "In an interview recorded a year before her death, Ruby Roney recalled the trains passing through her family's farm during the Great Depression, loaded with men headed to Boulder looking for work." ¹¹

Speaking of transportation, Valmont Road was built in the early 1860s to move agricultural products from outlying farm communities to markets in Boulder. The importance of the road as an agricultural trading route is reflected in the placement of many farmhouses along Valmont Road, such as Roney Farmhouse. ¹²

Associated Property Types

Roney Farmhouse was built in the typical Vernacular Farmhouse style of the early 20th century. This structure is reminiscent of other farmhouses built during this time throughout Colorado that can still be seen in most rural communities today. Many farmhouses possessing this architectural style no longer exist in the Valmont Community making Roney Farmhouse it a truly unique occurrence within the remaining rural landscape. An example of this style of architecture most similar to Roney Farmhouse is Platt Farmhouse, which still exists within the Valmont Community today. Like Roney Farmhouse, Platt Farmhouse is modest in form, has a hipped roof with central dormers, and lacks architectural details.

Physical Characteristics and Integrity

Roney Farmhouse is a modest, one-story farmhouse features a hipped roof, root cellar, a centered front entrance, and a prominent front porch with a hipped roof as well. The front (north) elevation features a centered hipped dormer with decorative scalloped shingles. The windows are double-hung with wood sashes. It features sandstone foundations, clapboard siding, and wood framing. The original wood shingle roof has been covered with metal sheet roofing. The original floors are hardwood and the interior walls are painted plaster. The ceiling is comprised of painted plaster as well.

Roney Farmhouse possess a high degree of authenticity and retains its integrity of location, design, materials, workmanship, feeling, and association. This building has remained its original location since construction (the only early Valmont community farmhouse to do so). The surrounding landscape has drastically changed from a farming community to a bike park and commercial developments. However, the property and land to the south still retain its rural character. The farmhouse has been enlarged with two rear additions, both of which are compatible with the original structure. Most of the original materials have remained the same, however many have been substantially vandalized. The workmanship at Roney Farmhouse is consistent with typical vernacular wood frame structures built throughout Colorado since 1860 as well as a good portion of the United States in the early 20th century. ¹³ With an absence of architectural features and details that can distinguish a specific style, these simple, modest homes are divided into types according to floor plan and roof shape. This typical style of farmhouse is a small, one-story structure with a hipped roof and usually a front porch. The general style and character of the farmhouse allows potential for use as a community asset with rehabilitation. The farmhouse retains its associations with the Roney family and early agricultural development in Boulder through shared historical resources and continued preservation of the property.

11 Ibid.

12 Ibid., 4.

13 Ibid., 3.

Statement of Significance

Roney Farmhouse is historically significant for its role in the agricultural development history of the Valmont Community, and architecturally significant as an intact example of an early 20th century farmhouse as reflected in its vernacular hipped-box design, simple wood-framed construction, and prominent front porch.¹⁴ The farmhouse remains in its original location, set back from Valmont Road approximately 30-feet.¹⁵ This is the only historic farmhouse in the Valmont community, making it a unique piece of history to the Valmont Community and the City of Boulder.

Roney Farmhouse is significant for the role it played in the development of the Valmont Community within the City of Boulder since the early 1900s and its associations with the Roney Family. This farmhouse is located along Valmont Road in east Boulder in an area generally known as the Valmont Community. Like other farmhouses of its era, it was located in a community that was established to facilitate agricultural trade between Boulder and its outlying farm communities.¹⁶ In the early 1900s, James Roney moved to the Valmont Community and built the farmhouse that fronts Valmont Road today. Other than maintaining the farmhouse and land, James Roney served as undersheriff for Boulder County starting in 1918. His son, Robert Roney, married Boulder native, Ruby Sellers, and together they helped establish the Pow Wow Rodeo and served the wider Boulder Community by working with the Post Office to deliver mail to mountain communities.¹⁷

Roney Farmhouse is significant as an early example of a vernacular farmhouse within the east Boulder community and the United States. It represents the typical vernacular wood frame structure built throughout Colorado farming communities since 1860, as well as within many rural areas of the United States in the early 20th century.¹⁸ Typical characteristics of this style include but are not limited to: simple modest buildings, usually small one-story structures, hipped roofs with central dormers, and a front porch. This is the last remaining farmhouse from east Boulder's early Valmont Community to remain in its original location.

Recommended Period of Significance

The recommended period of significance for Roney Farmhouse is from 1911 to 1968. The period begins with the construction of the farmhouse and ends with the year the Roney family ceased occupying the farmhouse as their residence.

14 Holthouser, Neil and Ruth McHeyser. Memorandum for 5172 Valmont Road, 4.

15 Ibid., 3.

16 Ibid., 2.

17 Ibid., 3.

18 Ibid., 4.

Summary of Use

Historic Use

The property was first homesteaded in 1865 by Joseph D. Fowler although little else is known about him or his activities. The property remained undeveloped until the late 1890s when the Inland Oil and Refining Company purchased the property and built an oil refinery to the south of the subject farmhouse.¹⁹ In the early 1900s, James Roney moved his family to the Valmont Community and began leasing approximately 36 acres from the Inland Oil and Refining Company. In or about 1911, James Roney built Roney Farmhouse that remains today. Roney also established a dairy farm and built several outbuildings on the property, all of which have been demolished.²⁰ Roney bought the 36 -acre farm outright in 1915. The Roney Family owned and operated the property until 1968. The Roney Family sold the farm in 1972 to Kenneth C. Schneider.²¹

Date	Event
1865 to Unknown	Property First Homesteaded by Joseph D. Fowler
1911 to 1968	Roney Family Builds and owns Roney Farmhouse and Property
1972 to late 1990s	Roney Farmhouse is owned by Kenneth C. Schneider

Current Use

The Boulder Parks and Recreation Department likely acquired Roney Farmhouse at the same time as the Platt Farmhouse in the late 1990s. Roney Farmhouse currently sits abandoned in its original location. It is the only vernacular farmhouse from the late nineteenth early 20th century within the Valmont Community to remain, let alone in its original location. The property is maintained by the City of Boulder Parks and Recreation Department and the City of Boulder Police Department. In recent years, the city has commissioned redevelopment plans for Valmont City park that have included the rehabilitation of Roney Farmhouse for future use, although nothing has been formerly approved to move forward at this time.²²

Date	Event
1990s to present	Owned by the City of Boulder

19 Holthouser, Neil and Ruth McHeyser. Memorandum for 5172 Valmont Road. City of Boulder Parks Department, 2.

20 Ibid, 2.

21 Ibid, 3.

22 East Boulder Working Group. East Boulder Inventory and Analysis Report, Boulder (Colo.) Office of Arts and Culture, 7.

Construction & Alteration History

Date	Event	Source
1865	The property was first homesteaded by Joseph D. Fowler	Memorandum for 5172 Valmont Rd, 2
1900s	James Roney moved to the Valmont Community and leased 36-acres of land from the Oil and Refinery Co.	Memorandum for 5172 Valmont Rd, 2
1911	James Roney built the subject farmhouse.	Memorandum for 5172 Valmont Rd, 2
1915	James Roney bought the property outright.	Memorandum for 5172 Valmont Rd, 2
1920s to 1990s	Sometime between 1920-1970, two rear additions were added to the property.	Memorandum for 5172 Valmont Rd, 4
1968	Robert Roney passed away in 1968 and Ruby Roney relocated to a new area.	Memorandum for 5172 Valmont Rd, 3
1972	Kenneth C. Schneider purchased of the property.	Memorandum for 5172 Valmont Rd, 3
1990s	City of Boulder Parks and Recreation Department acquired the property.	East Boulder Inventory and Analysis Report, 7
1999	Roney Farmhouse was designated a local landmark by the City of Boulder.	City of Boulder Landmark L-99-2

INTEGRITY

The integrity of Roney Farmhouse is assessed to determine if the characteristics that shaped the original construction within its period of significance (1911 to 1968) are present as they were historically. Integrity is evaluated according to seven aspects or qualities: location, setting, design, materials, workmanship, feeling, and association. Roney Farmhouse retains integrity in location, design, materials, workmanship, feeling and association. Roney Farmhouse has diminished integrity in setting due to encroaching development.

Location

Roney Farmhouse is the only farmhouse in the Valmont community to remain in its original location since construction.

Setting

The surrounding landscape to the north has drastically changed from a farming community to a bike park. The land directly south has remained primarily open, but no longer used for agriculture. To the east and west of the property are new commercial developments. The Roney House is currently planned to be integrated into the Valmont City Park development. The farmhouse will remain in its original location as part of this new development. This farmhouse has diminished integrity due to the encroaching new developments and increased automobile traffic along Valmont Road.

Design

The farmhouse has been enlarged with two rear additions, both of which are compatible with the original structure. The first addition, which abuts the original structure, spans the length of the rear elevation and features a shed roof with a 4/12 pitch. The second addition was originally built as a back porch adjoining the shed-roof addition. The porch, which has since been enclosed, has a shed roof with a shallow 2/12 pitch.

Materials

The majority of the original materials have remained the same, however many have been substantially vandalized.

Workmanship

Workmanship is consistent with the typical vernacular wood frame structure built throughout Colorado since 1860 as well as a good portion of the United States in the early 20th century. With an absence of architectural features and details that can distinguish a specific style, these simple, modest homes are divided into types according to floor plan and roof shape. This typical style of farmhouse is a small, one-story structure with a hipped roof and usually a front porch.²³

Feeling

Although current state of the farmhouse is dilapidated, the style and character of the farmhouse remains as it was historically with the potential for rehabilitation as a community asset.

Association

Roney Farmhouse retains its associations with the Roney family and early agricultural development in Boulder.

²³ Holthouser, Neil and Ruth McHeyser, Memorandum for 5172 Valmont Road, City of Boulder Parks Department, 4.

EXISTING CONDITION

Landscape Condition

Spatial Organization

Roney Farmhouse is the only farmhouse in the Valmont community to remain in its original location since construction. The surrounding landscape to the north has changed from a farming community to a bike park. The land directly south has remained primarily open, but is no longer agricultural. To the east and west of the property are new commercial developments.

Circulation

Roney Farmhouse circulation includes deteriorated concrete sidewalks at the front and rear entrances that access the building. Neither are ADA-compliant. The basement is accessed from concrete stairs on the exterior. The abutment walls of its stair are stone.

Vegetation

Plantings include deciduous trees on the east and south sides of Roney Farmhouse. One tree could potentially be a Heritage Tree based on its age and association with the Roney farmstead.



Figure 1-3. Concrete sidewalk, 2020 (source: Mundus Bishop)



Figure 1-4. Potential Heritage Tree, 2020 (source: Mundus Bishop)

Architectural Description

This modest one-story farmhouse features a hipped roof, root cellar, a centered front entrance, and a prominent front porch with a hipped roof, all of which are character defining features of the structure. Additional character defining features of the Roney Farmhouse include a centered hipped dormer with decorative scalloped shingles located on the front (north) elevation and the double hung windows and sashes.

Primary Materials

Character defining features of the Roney Farmhouse include sandstone foundations, clapboard siding, wood framing, shingle roof, original hardwood flooring, and interior painted plaster walls and ceilings.

Many original materials have remained since original construction; however vandalism has substantially damaged original finishes and fixtures. Many openings are boarded up with plywood. The rear of the farmhouse has two additions that are not original but could have been built during the recommended period of significance



Figure 1-5. North and west elevations at Roney Farmhouse, 5172 Valmont Road, early 1900s. (source: Carnegie Library for Local History)

Architectural Condition

Concrete

Porch Slabs: The concrete slab of the porch appears to be in good condition. Some damage to the edge of the slab, and the step below, however it seems minimal and primarily with aesthetic.

In the rear of the building, a step and short sidewalk extends out from the back door. The step is in good condition, but the sidewalk has a large hole, a corner missing, and is in poor condition.

Stone

Building foundations and basement walls: Overall, the building foundations are in fair condition. A few areas on the south end require major repairs. The basement walls don't show any major cracks or damage, but the top of the stair wall has a notable crack that extends down half the length of the wall.



Figure 1-6. Damaged concrete sidewalk, 2020 (source: Ratio)



Figure 1-7. North porch and step, 2020 (source: Ratio)



Figure 1-8. Cracks at building foundation, 2020 (source: Ratio)



Figure 1-9. Cracks at basement stair, 2020 (source: Ratio)

Wood

Siding: The existing wood siding varies in condition. On the south end of the building, the wood siding is in poor condition, with a large amount of the paint missing, the boards are worn and weather damaged, and areas are covered with plywood, with greater damage presumed below the plywood panels. The portions of siding contained within the enclosed porch area are in good condition. The remaining exterior siding walls are in poor to fair condition with paint missing and notable wear, but no large areas of concern.

Exterior Columns: Along the front of the farmhouse (north side) are four columns that support the porch roof. The columns are in poor condition, with a substantial amount of lean to one of the center columns. All four have considerable wear and weather damage. Of most concern is the bottom of each of the columns.



Figure 1-10. South wall siding, 2020 (source: Ratio)



Figure 1-11. West wall siding, 2020 (source: Ratio)



Figure 1-12. North wall siding, 2020 (source: Ratio)



Figure 1-13. East wall siding, 2020 (source: Ratio)

Framing: From what could be seen in both the attic and the basement, the wood framing is in good condition.

Windows: All window exteriors were boarded up at the time of the site visit, and therefore unable to be verified. The interiors of the wood windows are more visible but covered with a transparent material. From what was observed, the wood windows appear to be in fair condition. Due to the state of the windows, functionality was unable to be tested.

Doors: A majority of the wood doors appear to be original to the farmhouse. The existing doors appear to be in fair condition overall, though many have been vandalized since the building was abandoned.

Flooring: The majority of the farmhouse has wood floors, which are overall in fair condition. Some rooms have substantial graffiti damage. The wood flooring in south room addition is in very poor condition.

Wall Paneling: Wood wall paneling is the material of the closet walls of the south room. The wall is in poor condition and has a large hole and a variety of other scratches and scuffs.



Figure 1-14. Roof framing, 2020 (source: Ratio)



Figure 1-15. Main floor framing from basement, 2020 (source: Ratio)



Figure 1-16. Window interiors, 2020 (source: Ratio)



Figure 1-17. Wood doors, 2020 (source: Ratio)

Plumbing

The restroom and kitchen plumbing elements are all in poor condition. As the building is not in use, the functionality was unable to be verified. The restroom fixtures and finishes have been vandalized and show significant damage.

Roofing

The metal roofing panels appear to be in poor condition. The panels do not show major holes or cracks, but have a large amount of rust. The roof flashing and sealant appears to be minimal or missing. The water tightness of the roof was unable to be verified at the time of the site visit.



Figure 1-18. Wood wall paneling and wood flooring, 2020 (source: Ratio)



Figure 1-19. Vandalism on wood flooring, 2020 (source: Ratio)



Figure 1-20. Kitchen sink, 2020 (source: Ratio)



Figure 1-21. Restroom basement, 2020 (source: Ratio)



Figure 1-22. Roofing, 2020 (source: Ratio)

Structural Condition

Roney Farmhouse is a one-story hip-roofed wood framed farmhouse was built in 1906. Since its original construction, two shed additions have been added to the back or south elevation. No drawings of the structure, original or otherwise, were available during this assessment. The structural systems are based on site observations and documentation of the structure.

Foundation

The farmhouse has a stone masonry foundation stem wall. The foundation was not exposed or observed below grade, so the depth and presence of a footing is unknown, however, it is likely that the walls extend slightly below grade and bear on a stone masonry footing. The front porch is constructed of a concrete slab on grade, which is not original. Most of the farmhouse is built above a crawl space, however, there is partial basement on the east side of the first addition. The basement has coursed stone masonry retaining walls and a concrete slab floor, which is covered with dirt. The basement is accessed via an external staircase flanked by stone masonry retaining walls.

The southwest corner of the building has settled; it is sinking and has cracked and rotated away from the building. At this location, a gutter with no downspout focuses water at this corner, which has likely exacerbated the settlement of the soil in this area due to increased wetting and drying cycles and soil erosion. There are other minor cracks in the foundation caused by thermal expansion, which are not of structural concern. A stone has been removed from the rear foundation wall, compromising its integrity. The basement walls all appear in good condition, however the north retaining wall at the access stair has a large diagonal crack near grade and a vertical crack the length off the wall next to the door opening. The unreinforced stone masonry walls are likely inadequate to retain the soil beyond, causing these cracks. There is also quite a bit of vegetation in close proximity to the structure around the perimeter that can harm the foundation over time.



Figure 1-23. Southwest corner foundation settlement, 2020 (source: JVA)

Roof Framing

The original portion of the farmhouse has a hip roof with a 8:12 pitch and one hip-roofed dormer on the north elevation and a low sloped hip porch roof to the north. The primary roof is framed with 2" x 3 1/2" rafters spaced at approximately 24" with rafter ties of the same dimensions running in the north-south direction. The roofs of the additions are monosloped shed roofs; the first addition, framed of 2x6 rafters at 16", has a 3.5:12 pitch, steeper than the second shed roof that has a 1.5:12 pitch and is framed with 2x4 rafters at 24" on center.

There is no sagging or deflection to indicate structural problems with the roof; however, the second addition roof does not meet current Code requirements. Several of the ends of the roof rafters of the second, southernmost addition have rotted, which are exposed to the elements at the rear of the building where the fascia board is missing. The metal roof has a significant amount of rust, especially on the lower sloped addition and porch roofs. As this worsens, openings can form, allowing moisture to enter the roof and damage the framing.

Floor Framing

The floor system in the original farmhouse consists of full sawn 2" x 8" (actual dimension) joists spaced at 16" OC that span in the north-south direction between the stone stem foundation walls and a large timber resting on grade at approximately the mid-point of the original building. The first addition floor system visible in the basement consists of nominal 2 x 8 joists spaced at 16" also in the north-south direction between foundation walls. The joists bear directly on the stone walls; there is no wood sill plate. The floor framing in the second addition is dimensional lumber spanning in the east-west direction. The floor systems appear in good condition. The timber supporting the floor joists in the original part of the farmhouse is resting on grade with no vapor barrier. This condition can harbor moisture against the wood member and encourage decay fungi to flourish.



Figure 1-24. Original house roof framing, 2020 (source: JVA)



Figure 1-25. Back of Roney House, note rusted metal roof, 2020 (source: JVA)

Walls and Framing

The original structure and additions are constructed of wood framed stud walls. Only the framing of the original structure was visible, seen from the attic to be 2" x 4" studs spaced at 24". There is now a cripple wall in the attic space above the location in the kitchen where the original exterior wall was removed when the first addition was constructed. A supporting element beneath this cripple wall was not visible at the time of the observation visit.

The stud walls are in good condition; however, the rear wall sheathing appears to be suffering from moisture related decay where the gutter is missing. It is not known if the concealed stud framing beyond is deteriorating, although it is likely given the level of decay of the siding. In the kitchen, it is unclear what is supporting the attic cripple wall at the location of the removed original south wall of the farmhouse. This wall takes a significant load from both the main hip roof and the shed roof of the first addition, so it is important that it is adequately supported.

Lateral force resisting system (LFRS)

The LFRS of the farmhouse consists of the wood stud walls sheathed with exterior siding and interior plaster, as well as the wood roof sheathing and framing. The existing LFRS is in good condition. It has performed well over the lifetime of the structure; however, it likely does not meet current Code requirements. If a change in use is suggested, Code required upgrades may be triggered.

Chimney and Porch

The farmhouse has a brick masonry capped chimney in the center of the original space that now terminates in the attic at the ridge of the hip roof. The front porch is supported by a row of four columns. One of the porch columns has become dislodged and is not supporting the north edge of the porch roof. All of the columns are rotting at their bases where in contact with the concrete porch, which can harbor moisture against the wood elements and cause decay fungi to flourish.



Figure 1-26. Original house roof framing, 2020 (source: JVA)



Figure 1-27. Seating showing spall at pedestal (source: JVA)

Structural Condition Definitions

This structural condition assessment makes use of terms concerning the condition of building components which are defined as follows:

Good - A structural element, component or system is considered in good condition when it is undamaged, structurally sound or functionally operational, and performing as intended. No specific repairs are required, and only minor or routine maintenance is needed.

Fair - An element, component or system is considered in fair condition when there are signs of wear or deterioration, such as freeze-thaw deterioration, corrosion, or wood decay exceeding expectations based on the age and use of the element, that may be reducing the structural capacity of the member. Replacement or repair of the element may be required.

Poor - An element, component, or system is considered in poor condition when it no longer performs its intended structural purpose. Deterioration or damage reduced the load carrying capacity of the element and simple repairs cannot be justified or are not expected to be effective. The element may show signs of imminent failure. Major repair or replacement will be required.

Note: Condition ratings reported are based upon visual observations only. No material testing or exploratory observations have been made. Further investigation could result in modification to condition ratings.

Table 1-1: Condition Assessment of Architectural Features

Primary Features	Description of Primary Materials	Condition
Concrete	Concrete slab on grade	Fair
Stone	Foundations	Fair
Wood	Wood siding, framing, windows, doors	Poor
Plumbing	Sink, toilet, tub/shower interior fixtures	Poor
Roofing	Metal roofing panels	Poor
Additional Building Systems		
Electrical	Unable to be reviewed	
Plumbing	Unable to be reviewed	

Table 1-2: Condition Assessment of Structural Features

Primary Features	Description of Primary Materials	Condition
Foundation	House: stone masonry stem wall; Porch: concrete slab on grade	Poor - Good
Roof Framing	Hip roof	Fair (not to code)
Floor Framing	Full sawn 2" x 8" joists spaced 16" OC	Good - Fair
Walls and Framing	Wood framed stud walls	Good
Lateral Force Resisting Systems (LFRS)	Wood stud walls sheathed with exterior siding and interior plaster; wood roof sheathing and framing	Good (not to code)
Porch	Supported by row of four columns	Fair

ADDITIONAL IMAGES



Figure 1-28. Roney House Landmark Designation plaque, 2020 (source: Ratio)



Figure 1-29. North and east elevations, 2020 (source: Ratio)



Figure 1-30. South and east elevations, 2020 (source: Ratio)



Figure 1-31. Living room, 2020 (source: Ratio)



Figure 1-32. Exterior basement steps from interior, 2020 (source: Ratio)

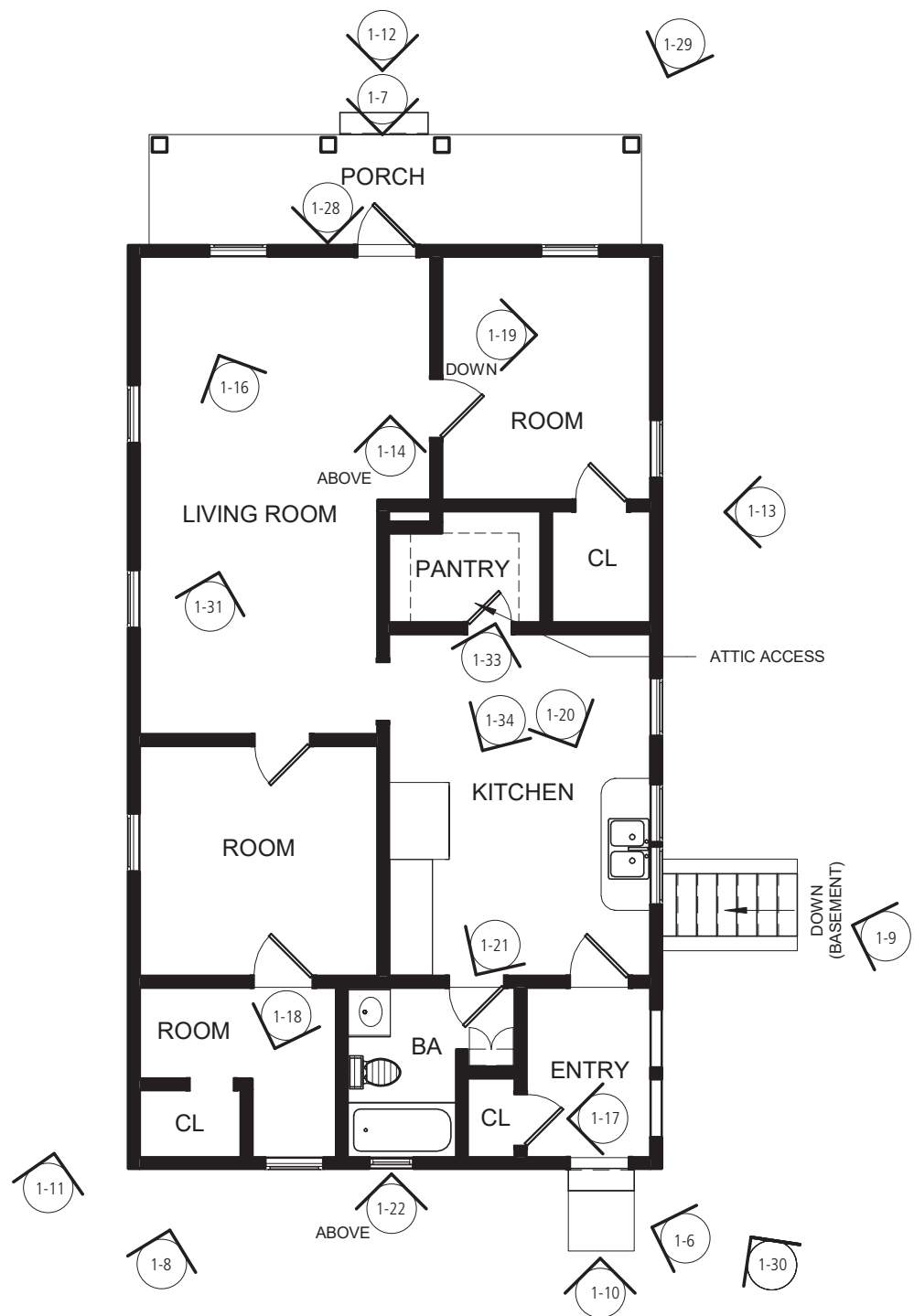


Figure 1-33. Pantry, 2020 (source: Ratio)



Figure 1-34. Northeast elevation, 2020 (source: Ratio)

SKETCHES



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

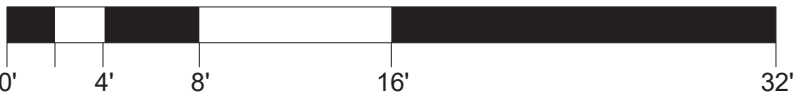
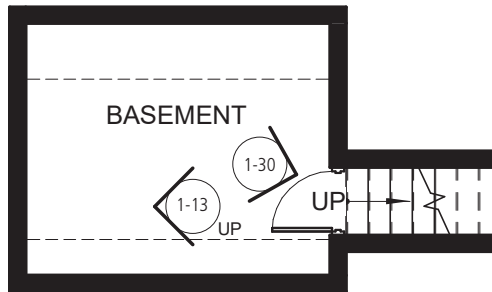


Figure 1-35. First Floor Plan, 2020 (source: Ratio)



EXISTING BASEMENT FLOOR PLAN

$1/8" = 1'-0"$

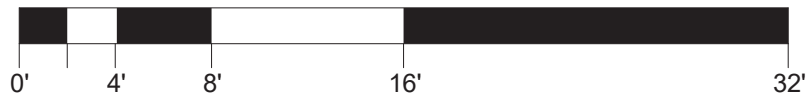


Figure 1-36. Basement Floor Plan, 2020 (source: Ratio)

TREATMENT

Introduction and Overview

This section outlines treatment guidance for the current and future planning and design of the Roney Farmhouse based upon a rehabilitation approach. This approach emphasizes the preservation and repair of the property, as well as allowing for adaptive reuse, where appropriate. The following treatment guidance will provide actions and recommendations to guide the holistic preservation and rehabilitation of the Roney Farmhouse to ensure its future as a valued local landmark.

Treatment guidance is based upon review of historic documentation, assessment of condition and integrity, and in support of current and planned futures uses. This section provides integral treatment actions that will protect significant cultural resources, repair contributing features and settings, and define parameters for contemporary additions. Treatment recommendations identify where repair is needed to reveal historic features, retain character, and maintain integrity. Future work planned for the Roney Farmhouse shall be guided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Treatment guidance informs of necessary improvements and repairs that will provide improved functionality of the Roney Farmhouse for public use and for improved operations for the City of Boulder. Treatment recommendations do not include operations or property management actions, funding scenarios, partnership opportunities, programming, or future planning. Treatment recommendations do not include implementation strategies or cost estimating.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, or additions if those portions or features that convey its historic, cultural, or architectural values are preserved. Rehabilitation allows for new additions to be integrated within the study area in a manner that preserves established patterns and features. Additional actions include those that preserve, repair, and retain contributing features and qualities that contribute to the historic character.

Guiding Principles and General Treatment Guidance

Roney Farmhouse is historically significant for its role in the agricultural development history of the Valmont Community, and architecturally significant as an intact example of an early 20th century farmhouse. Roney Farmhouse is characterized by its vernacular hipped-box design, simple wood-framed construction, and prominent front porch. It is the only historic farmhouse in the Valmont community to remain in its original location, making it a unique piece of history to the Valmont Community and the City of Boulder.

General treatment guidance applies to the entirety of the Roney Farmhouse and its surrounding landscape. This guidance is to be followed when proposing modifications to contributing features and to qualities that contribute to the historic integrity of the property, for new development within the local landmark boundary.

Guiding Principles

- Preserve, protect, and repair the Roney Farmhouse's contributing architectural and structural features including characteristics that contribute to its historic character on the interior and exterior of the structure.
- Work with staff and community stakeholders to plan for anticipated new uses and incorporation into the Valmont Park Concept Plan.

Treatment Guidance

Treatment guidance provides recommendations for the preservation and repair of individual characteristics of Roney House. Treatment guidance applies to the entirety of Roney Farmhouse and its property. This guidance is to be followed when proposing repair, modifications or rehabilitation of the farmhouse or property and for proposals for new development.

Spatial Organization

- Ensure any future new additions or modifications to the existing structure and landscape respect, and do not interfere or diminish the farmhouse's appearance or views.

Circulation

- Consider providing paved parking and an ADA accessible parking space near the front entrance.
- Install a ramp at front or rear entrance to provide for ADA access.
- Remove and replace damaged concrete sidewalks. Provide an accessible path from the parking area to the ramp and entrances.

Buildings and Structures

- Preserve and repair extant architectural character-defining features including sandstone foundations, clapboard siding, wood framing, shingle roof, original hardwood flooring, and interior painted plaster walls and ceilings.
 - Continue to mothball building by boarding-up and securing all openings. Replace all current boards and mothballing efforts as they are well worn and damaged
 - Remove all debris and broken/discarded fixtures inside the farmhouse.
- Preserve and repair extant structural features in-place including the roofing, ceilings, walls, flooring, openings, and appendages. Stabilize structural items noted to be in critical condition and mothball the building until a new use is determined.
 - Foundations - After remediating the roof drainage in the southwest corner of the structure per architectural recommendations, reconstruct the stone masonry foundation in this corner on top of a concrete footing and stem wall set at frost depth; replace missing foundation stones and mortar in place; reconstruct top of displaced cheek wall at exterior entry to the basement; remove vegetation in close proximity to building.
 - Floor Framing - Further inspect condition of timber floor beam and joists bearing directly on grade. If deterioration is discovered, replace with pressure treated wood members; if the building will be utilized for a use other than residential, further investigation and analysis of the floor framing configuration will be necessary to determine if the structure needs to be strengthened.
 - Roof Framing - Reinforce the roof of the second addition by sistering the existing rafters with 5 ½" LVL members; remove deteriorated material from the rafter ends and sister new members eave ends onto the remaining existing rafters. Replace the missing fascia board per architectural recommendations to prevent further damage; while rusted roof is being remediated per architectural recommendations, inspect roof framing for any deteriorated members. Remove deteriorated sheathing or members and replace or sister in kind.
 - Walls - When removing deteriorated siding boards on the south elevation, expose rear wall framing to confirm it is not deteriorated. Remove and replace any deteriorated studs and sheathing prior to reinstalling siding; at previously removed original south wall, verify or provide an adequate header below the attic cripple wall.
 - Lateral Force Resisting System - If the structure will be used for a function other than residential, Code required upgrades may be triggered. Further analysis will be necessary once a final use is determined.

- Other Structural Elements - Reset all displaced porch columns; remove and replace all deteriorated columns in kind. Place the columns on post bases attached to the concrete porch to protect them from future deterioration.
- Preserve, repair, and replace extant architectural finishes to match in-kind
 - Repair and refinish all painted surfaces, plastered walls and ceilings, and wood wall paneling and flooring.
- Provide mechanical, electrical, and plumbing upgrades.
 - Reconnect electrical service to provide for safety/security lighting for site and interior.
 - Consider restoring original light fixtures.

Vegetation

- Routinely trim back all vegetation growth within close proximity of the structure.
- Remove debris and broken materials on the exterior including around the site.
- Remove overgrowth of vegetation.
- Maintain potential Heritage Tree at east. Prune to protect roof.
- Provide additional support for soil retainage at the crawlspace access stair.
- Identify Location of original vegetation, shrubs and bushes, plan for rehabilitation into site (at east and south)

Top Priorities

The following actions to improve or repair physical features or landscape characteristics are the top recommended priorities. These actions meet the following criteria: impact for safety / stabilization; threat of loss of integrity; poor condition; potential impact due to enhancement; critical path / adjacency to other planned work; relevancy to other current plans.

After considering all of the recommended treatments for the Roney House, the following architectural and structural recommendations have been identified as the top priorities and are listed in order. Please note that this does not diminish the necessity to complete all of the listed recommendations to protect the structure over the long term, but rather highlights the building's current highest priorities.

- Stabilize porch framing
 - Safety / stabilization
- Improve roof & site drainage
 - Safety / stabilization
- Planning & Programming
 - Upcoming Plans Resulting in Guidance, Policy, or Construction
- Strengthen undersized and replace deteriorated wood roof, wall, and floor framing members
 - Safety / stabilization
- Isolated areas of Foundation stabilization
 - Safety / stabilization

Table 1-3: Roney Farmhouse Treatment Matrix

Projects	Fiscally Constrained	Action	Vision
Security & Lighting	Reconnect electrical service to provide for safety/security lighting for site and interior.		Restore original light fixtures.
Structure	<p>Cyclical repair and replacement of broken or missing architectural and structural features and finishes.</p> <p>Continue to mothball building by boarding-up and securing all openings.</p> <p>Stabilize porch columns.</p> <p>Remove debris and broken/discarded materials, appliances, and fixtures in the house.</p>	Rehabilitate, replace, and refinish in-kind damaged architectural & structural features and finishes (roof, floor, framing, foundation, walls, openings, and appendages etc.).	<p>Complete long-term planning and programming assessment for the building to determine future use and possible need for additional structures nearby - Retain historic interior layout and finishes.</p> <p>Install or upgrade new mechanical, plumbing, and/or electrical systems to accommodate new use(s).</p>
Circulation		Install a ramp at front or rear entrance to provide for access; replace concrete walkway and step.	<p>Install small parking area with accessible parking.</p> <p>Provide new sidewalks.</p>
Vegetation	<p>Identify location of original vegetation, shrubs and bushes; Plan for rehabilitation into site (at East and South).</p> <p>Routinely trim back existing vegetation overgrowth.</p> <p>Maintain potential Heritage Tree at east, prune to avoid potential damage to roof.</p>	Provide new plantings and vegetation to compliment/ support historic character.	Provide new landscaping.
Small Scale Features		Interpretive Signage - Explore interpretive signage plan to honor site history including non-existing agricultural out-buildings, for when property is redeveloped.	Interpretive Signage - Explore interpretive signage plan to honor site history including non-existing agricultural out-buildings, for when property is redeveloped.

RESOURCES

East Boulder Working Group. East Boulder Inventory and Analysis Report, Boulder (Colo.) Office of Arts and Culture, 2020.

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